

Town of Cooks Valley

Comprehensive Plan



2nd Edition
2020-2030

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1.0 Introduction

Cooks Valley Planning Commission Mission Statement

The Planning Commission for the town of Cooks Valley values the rights and responsibilities of landowners while striving to manage change in a positive manner in order to preserve the environment, support the Right to Farm Act and balance commercial interests with moderate residential growth.

2.0 - ISSUES AND OPPORTUNITIES

2.1 - History

The first permanent settlement in the area was established in 1822 when a sawmill was built along the Chippewa River. Soon after that date the area became an important lumber region. In the mid 1830's, the largest sawmill in the world was built in Chippewa Falls to process the abundant virgin white pine that grew in the area. In the mid 1830's the territory of Wisconsin was established. It had three counties; Brown, Crawford and Milwaukee. Chippewa County was formed from Crawford County in the mid 1840's. Chippewa Falls was declared the county seat at that point. Chippewa County was much larger than it is today. It originally included about one-fourth of Wisconsin -approximately 13 counties. It was later divided and sub-divided to become what it is today. The Town of Howard was originally part of the Wheaton Township. The Township of Auburn originally included what is now the Township of Cooks Valley. It was twelve miles from north to south and six miles from east to west. It had an area of seventy two square miles, or twice the area of a regular government township. At that time it was bounded on the west by Dunn County, on the south by the Town of Wheaton, on the east by the Townships of Bloomer and Tilden, and on the north by Barron County. The first settlement in this township was in May, 1858, when Zerah C. Willis and Jacob Cook each entered (or pre-empted) 160 acres in what would later become Cooks Valley. According to the 1860 census they came from New York. Jacob Cook was about 55 years old, with a wife named Debra, and six children, ranging in age from 7 to 28 years of age. The value of his personal property was approximately \$1600. In the 1860 census it also lists his son Marcus, age 28, as having real estate worth \$1000. In the spring of the following year Mr. Willis broke the first ground on his land. Some of the early settlers were fortunate to find open areas in the land that they were trying to settle. The Indians had kept some areas free of trees and brush so the area could be used as a grazing site. Early settlers took advantage of that by planting their crops between the rotting stumps.

Zerah C. Willis was a 27 year old, single man. He was probably a friend of Marcus Cook. The early settlers had a rather difficult time as noted in some of the historical documents. They were frequently troubled by unwelcome visits from the Indians. On one occasion they broke into the dwelling place of Mr. Willis, during his absence, and stole approximately \$80 worth of clothes and other provisions.

Mr. Willis served as the second postmaster in the area from June 8, 1871 until he retired in 1877 when he moved to Bloomer. The first postmaster was William C. Miller. Charles E. Smith was the next appointee. The population of the combined area was approximately 80 at the time. It was served by two churches.

According to the 1880 or 1890 plat book of what would become the future Town of Cooks Valley Zerah Willis held title to 680 acres of land which would be considered a very large tract at the time.

Mr. Willis should be remembered for the many good things that he did for the area. Willis Park in the City of Bloomer still remains as a symbol of his good works. It is unfortunate that some of his good works do not remain-at least in structure-only in memory. He donated land and built

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what was to become known as the Alliance Hall and later as the Farmer's Hall in the future Town of Cooks Valley. In the years to follow after Zerah died the upkeep of the hall became a chore. The structure was in a state of serious neglect because it had been used for roller skating and basketball. The Board, at some point, decided to tear the structure down and sell the land. The money received from the land and lumber was used to begin a cemetery fund for the St. Johns cemetery and the Methodist cemetery of Cooks Valley. Each of the Cemetery Associations received cash in the sum of \$1211.20 and 132 shares of Farmers Store

Co. common stock appraised at \$990. This occurred when the assets of the Willis Park Association, a Corporation of Chippewa County, was finally liquidated by an order of Clarence E Rinehard on September 15th, 1950. All that remains of it are the pillars that are near the current home of Jerry Rubenzer. The Farmer's Hall was a true community center hosting many dances, family reunions, movies, and plays that were produced under the guidance of Mrs. Jim Yakesh. It was also a gathering place for the younger people to play games and socialize.

Any historical account of the Town of Cooks Valley would not be complete without mentioning Vale. Vale and Cooks Valley are already on the map at the time The History of the Chippewa Valley was published in 1891-1892.

There had been progress in Cooks Valley by the time that history was published. A stage line ran from Chippewa Falls to Rice Lake three times a week. The stage line carried mail and passengers from Chippewa to the three post offices in the Valley. It would then go on to Sand Creek, Shetek (Chetek), Sumner and Rice Lake. This was a journey of over 60 miles. It delivered mail to the three post offices in the Valley. One post office was located in Vale. It was run by Mr. Robinson and Mr. Warren. The Emmerton post office on "DD" was run by Tom Emmerton, and another post office on "A" was run by Z. Willis and H. E. McWithy. There were also public schools in the Valley by this time. Vale consisted of a school, a general store, blacksmith's shop, post office, creamery, and a handful of homes. Century -old brick buildings now dot the Vale countryside. Woodlands, farmland, and a number of picturesque valleys surround the area. Hay Creek meanders through the lowland that was Vale.

Apparently, unrest was brewing in the Valley. On March 31st, 1927 Charles Rihn posted a copy of Chapter nineteen of the Laws of 1927, creating the Town of Cooks Valley, in Chippewa County, in two public places in said Town of Cooks Valley, as follows:

One at the Southwest corner of the Northwest quarter (NW1/4) of Section number twelve (12) in Township number thirty (30) North, of Range number ten (10) West.

One at the Southwest corner of the Southwest quarter (SW1/4) of Section number nine (9) in Township number thirty (30) North, of Range number ten (10) West

At the same time E. I. Bates did the same type of posting in three public places in said Town of Cooks Valley, as follows:

One at the front door of the Cooks Valley Hall (also described as the Alliance Hall or Farmers Hall).

One at the Vale Cooperative Creamery Building, located on the Southeast quarter of the Northwest Quarter(SE1/4-NW1/4) of Section number thirty-five (35) in Township number thirty (30) North of Range number ten (10) West.

One at the Southeast corner of the Southwest quarter (SW1/4) of Section number nineteen (19) in Township number thirty (30) North, of Range number ten (10) West. This was followed by an action of the County Clerk to Fred Bowers, Clerk of Auburn Township, to deliver a sufficient number of Official Ballots and Sample Ballots to supply said town for the election to be held on April 5th, 1927.

The first meeting of the Town of Cooks Valley was called to order at 10 A.M. at the Cooks Valley Hall. The polls were immediately opened for voting until 1:30 P.M. when the regular business of the meeting was taken up and considered. A copy of the regular report for the Town of Auburn was read and filed with the Clerk for future reference. Ten resolutions were offered, separately voted upon, passed and ordered to be spread upon the minutes of the meeting. When the resolutions were completed, the polls were again opened until 5:30 P.M.

The major problem that caused the division of Auburn into two townships seems to have

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stemmed from the poor upkeep of the roads. Resolution number two stated that:

Whereas:- The method of patrolling and maintaining the Town Road System has been very unsatisfactory and does not seem to be producing any permanent improvements be it resolved.....

The Township was immediately divided into various districts with the expressed purpose of improving the quality and quantity of the roads.

The first meeting produced the following officers for the Township of Cooks Valley:

Chairman-----A.W. Prill	Treasurer-----E. Rosenbrook
Supervisor-----Emil Ferg	Assessor-----Henry Berg
Supervisor-----Allie Culver	Constable----Paul Kelm
Clerk-----E.I. Bates	

The Township of Cooks Valley was founded on the basis of self-governance and fairness. We would like to believe that the same spirit still exists within the township. We found in our survey that people want to retain the rural character of the township. They are concerned about the loss of rural character, the contamination of soil and water, the ability to be able to control their own township, and the infringement of commercialism and over development.

The township garage was built in the late 1940's. It continues to serve the purpose for which it was intended. It was built to last for a long period of time using as many local materials as possible. The town hall was originally an old rural school moved to the current location. It was remodeled in the 1990's.

The township roads have been black topped. We continue to maintain and re-construct roads as the need arises. Maintenance of roads probably is the largest expenditure that we have each year. Maintenance includes snowplowing, crack sealing, flex patching, sign replacement, brush and tree removal, spraying where needed, and re-surfacing of roads.

Prior to becoming a township in 1927, Cooks Valley was served by a number of churches. Early settlers in the valley seemed to be of two major religious groups. The Catholic group would organize St. John the Baptist Church which has been in continuous operation since 1884. The Methodist Church established a parish about one mile from the Catholic Church. It remained in operation until after WWII. It was located on what later became Princes Lane or 135th Avenue. It served the people of the area for many years. Burials in the cemetery occurred from 1880 to around 1960. Eventually, the number of parishioners declined to the point where services were held intermittently. The church was closed in the late 1960's. The cemetery remains to this day. The cemetery was taken over by the Cooks Valley Cemetery Association. A number of years later it was turned over to the township. At the time, the descendants of the original members were at an age where they could no longer maintain the Board for the Cooks Valley Cemetery Association. It is now our responsibility to care for it because a number of veterans are buried there. Two other churches are found on the West side of the township. They are Faith Lutheran and North Running Valley Lutheran located on County Highway A. Both of them are active and maintain cemeteries.

There are a number of historical sites in Cooks Valley. The first is the Cooks Valley Cemetery. The second historical site is the St. John the Baptist Catholic Cemetery which is maintained by the members of the parish. The parish celebrated its 125th anniversary in 2009. The third sites are the two remaining homes which are held privately at this time. They are at the intersection of County Highway C and 55th Street. At one time, they were part of a small community called Vale.

2.2 - Change vs. Time

When consulting past atlases, we find that there were many larger tracts of land owned by individuals within the township. When consulting the latest atlas of property owners, we find certain sections within the township have already been divided and re-divided so that they resemble a patchwork quilt. Many of the respondents in our survey were concerned that we were losing farms and farmland. It is a concern shared by many but we have to remember that many of subdivided

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sections were of rather poor quality. We also need to remember that the owners of those once larger tracts of land had the right to dispose of their property with good conscience. Many of those properties were disposed of before there was a public awareness of the consequences of those actions for the future.

We should try to preserve as much farmland as possible. We should also remember that when people build in the country within an agricultural area they should not complain about the consequences that might occur at various times of the year. The smell of manure in the past has been replaced in many cases with commercial fertilizers because so many farms are no longer dairy farms. Crop rotation has been replaced with corn and soybeans with a generous helping of fertilizer. Plowing has been replaced with little or no till. Cultivation has been replaced with roundup ready soybeans and corn. We are not condoning or condemning the practice. We are simply trying to point out that things are continually changing.

Perhaps we do not believe that things have or are changing. Sometimes things change for the better. Sometimes they do not. A case in point would be Chippewa County Coop Dairy which was the second largest dairy in the world just fifty-five years ago. It boasted the latest, most modern equipment such as butter churns from Europe which could churn butter in minutes. It produced dried milk solids which were sent to many countries and sent bulk milk to many parts of the United States. In less than -fifty-five years it now stands as a vacant building with rusting steel and crumbling concrete. This is a local business that represents a true testament to the radical changes that have occurred within the past half century. It causes one to wonder what changes will occur in our township in the next fifty years. We are ninety years old as a township. We have changed from a pioneer township fighting for self-government to one whose residents have the same modern devices as anyone else in the state.

In 2005, in response to the Smart Growth Initiative from The State of Wisconsin, the Town Board of Cooks Valley appointed a Plan Commission. The commission was appointed by the Town Board. The organizational meeting was held on March 22nd, 2005 at the Cooks Valley Town Hall.

2.3 - Policies

It is the responsibility of the Plan Commission to learn about past community changes, changes that will likely occur in the future, community likes and dislikes, and to define what residents want the community to become. The Plan Commission studied supporting information and evaluated township needs. Community participation in this process included a survey, and numerous meetings with an invitation to the public to get involved in the process. The Plan Commission was/is charged with the responsibility for making recommendations to the Town Board of Cooks Valley to ensure that implementation of the plan is consistent with the goals and objectives. Based on its findings the Plan Commission makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable township assets and characteristics.

2.4 - Key Issues, Opportunities, and Conflicts

The Plan Commission was responsible for sending a survey in 2005 to all the residents of the township. A copy of that survey along with the percent of replies for each category is attached at the end of this plan. A number of responses are cited here.

- Approximately one third of respondents felt that the conversion of farmland to non-farm purposes was a moderate problem. Another 1/3 thought it is a major problem while another 1/3 felt it was a minor or no problem.
- Fifty five percent of the respondents felt that it is a serious to critical problem that there are fewer family farms.
- More than ½ of the respondents felt that there was little conflict between farmers and non- farm neighbors. --Forty one percent of the residents believe that we have not lost our rural character while thirty-four percent feel that it is a serious to critical problem.
- Scattered residential development does not seem to be a problem in the township.

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- Pollution of rivers and streams does not seem to be a major problem in the township.
- Forty three percent of the respondents believe that contamination of groundwater is a serious or critical problem.
- Forty five percent of the respondents believe that large scale livestock operations are not a problem.
- Ninety seven percent of the respondents believe that Cooks Valley is a good place to live.
- Eighty four percent of the respondents believe that agriculture needs to be protected from conflicting land uses. This seems to be in conflict with the first item listed in this section.
- Fifty four percent of the respondents believe that the township does not need additional commercial business to meet the needs of local residents.
- Fifty percent of the residents indicated they would not mind light industry within the township while seventy two percent indicated it should not be near land uses that industry would conflict with. (This would include farms, residential, or developed areas)
- Seventy two percent of the respondents believe that Cooks Valley should have a subdivision control ordinance.
- Ninety percent of the respondents believe that land use planning and regulation must be carefully balanced with private rights.
- A consensus could not be reached on whether or not rural home sites or other forms of developments should be allowed on productive farmland. This seems to reflect on the preceding statement.
- Ninety four percent believe that local land use planning should consider the impact of development on lakes, rivers, and streams. Eighty three percent believe that consideration should be given to farming when the impacts of development are considered.
- Eighty seven percent of the respondents indicated that maintaining the rural character of the township is important to them.
- Seventy two percent of respondents believe that commercial development should not occur wherever a septic system can be installed. Sixty three percent of respondents believe that commercial or industrial development should occur only in areas that have municipal sewer and water systems.
- Seventy one percent of the respondents support practical and cost-effective land use regulations that address the problems caused by development and particular uses of land before they occur.
- Seventy five percent of the respondents believe that local government (township and county) should protect environmental features such as groundwater, wetlands, steep-sloped and wildlife habitats from the impact of development.
- The largest percent (forty-two) of residents believe that the minimum sized lot in a residential area should be five acres. Smaller percent were given to sizes ranging from 20,000 square feet to thirty-five acres. Residents also felt that the minimum lot size in agricultural areas should be five acres.
- According to our survey seventy four percent of the respondents work outside the Township of Cooks Valley. Approximately nine percent are retired or not employed and approximately sixteen percent work within the township.
- Fifty three percent of the respondents have lived within the township for over twenty years. Fifteen percent have lived in Cooks Valley for a period of eleven to twenty years.
- Fifty two percent of the respondents are between the ages of twenty-five and sixty-four years old. Thirty seven percent are between five and twenty-four years old.
- Seventeen percent of the respondents listed their occupation as farmers. The remainder listed themselves as equipment operators, factory workers, managerial/ professional, clerical/ sales, full-time homemaker or unemployed.

2.5 - Population Trends

The population of the township has had a relatively slow growth pattern in the past. Populations according to various census years are as follows: -1980-603; 1990-594; 2000-632; 2005- 654. 2010-805; Except for a spike between 2000-2010 the actual population over the years has been less than the projected. We expect that trend to continue. Projections are 3.5 people per

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year; 2020 840; 2025 858; 2030 875; 2040 905; The census in 2010 shows the following information for the Township of Cooks Valley. The median resident age was 33.6 years while the average for the state was 36.0 years. The township has an area of 34.3 square mile and had a population density of 23 people per square mile which is very low. As of the census² of 2010, there were 805 people. There were 300 housing units. According to the 2000 census the racial makeup of the town was 99.68% White, 0.16% African American, and 0.16% from two or more races. Hispanic or Latino of any race was 0.79% of the population.

There were 214 households out of which 41.6% had children under the age of 18 living with them, 72.4% were married couples living together, 2.8% had a female householder with no husband present, and 20.6% were non-families. 14.5% of all households were made up of individuals and 5.1% had someone living alone who was 65 years of age or older. The average household size was 2.95 and the average family size was 3.31.

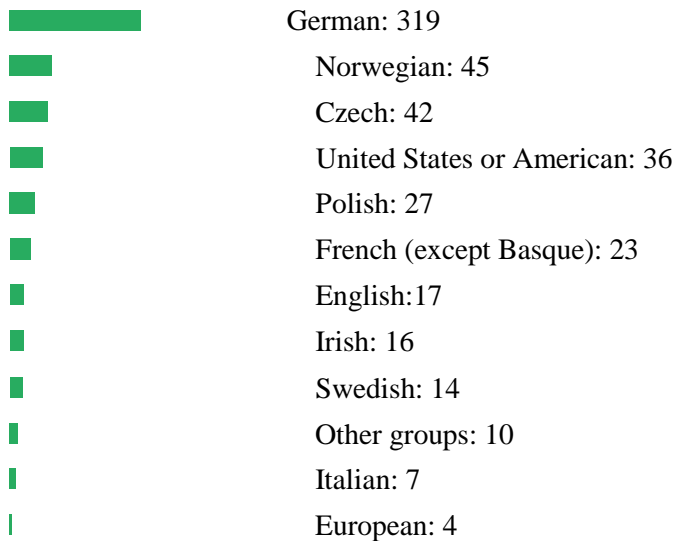
In the town, the population was spread out with 29.3% under the age of 18, 9.2% from 18 to 24, 31.8% from 25 to 44, 21.7% from 45 to 64, and 8.1% who were 65 years of age or older. The median age was 34 years. For every 100 females, there were 113.5 males. For every 100 females age 18 and over, there were 109.9 males.

The median income for a household in the town was \$63,333, About 3.3% of families and 6.4% of the population were below the poverty line, including 5.3% of those under age 18 and 14.8% age 65 or over.

2010CENSUS DATA			
	COOKS VALLEY	WI	US
POPULATION			
	Number	Number	Number
Total population	805		
Square miles (land)	34.29		
Population per square mile	23.48	98.76	79.56
	Number		
Average age (years)	33.6		

The 2007 population estimate of the township is 782.

First ancestries reported:



3.0 - Land Use

3.1 - Background

Cooks Valley has very diverse lands and land features. The topography varies in many parts of the township. Bluffs are scattered throughout the township. Many of these have fairly steep slopes and are unstable for farming or residential development. The bluffs and forest land form the divides that give rise to four major drainage areas in the township. Trout Creek drains the northwest portion of the township. Como Creek drains the central and northeastern portion of the township. Hay Creek drains the south central and southeastern portion of the township. Running Valley Creek drains the southwestern portion of the township.

The elevation of the township varies from section to section. In section 36 we find the elevation to be as low as 960 feet above sea level. In sections 4,6,9,25,27, 29, 31, and 32 the elevation rises to 1300 feet above sea level. Also with this elevation comes valuable sand deposits. This makes the township a beautiful place to live in during the changing seasons. The valleys that exist between the highland areas surely must have appealed to the early settlers that came to the valley. The valleys form some of our most productive farmland.

We would like to maintain as much farmland in the future as possible. We would also like to increase the density of population per square mile. We realize that we need to have a certain degree of development to sustain a tax base that will allow us to maintain the roads and services that we currently provide to the residents of the township. Residents are concerned that we will lose the rural character of the township. They also wish to retain the right to sell small tracts of land for residential growth. The Town Board is attempting to satisfy the reasonable expectations of the residents.

At the same time, the board and committee are trying to meet the state of Wisconsin's mandate to develop a Land Use Plan – to dictate what landowners can do with their land. The purpose or objective of this plan is to help develop, in an orderly fashion, growth within the township. This growth should be fair yet consistent to the residents, therefore avoiding future conflict amongst neighbors.

The results of the survey showed that over 80% of the residents wanted to maintain the rural character of the township and that when developing a plan, the impact on the farming community should be considered. In the attempt to meet these expectations and objectives mentioned above, the Town Board and Planning Commission proposed and posted a plan. The plan was proposed in April of 2006. For two (2) years it was posted at the Town Hall. It was available to the public being displayed on the table near the exit door of the hall. It was shown to residents visiting the Town Hall during

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meetings, elections, etc. After viewing and discussing the plan for over two years the Planning Commission and Town Board acted on the plan. It will become policy effective January 1, 2010.

According to the results of the survey, only 18% of the residents strongly agreed that a land use program should be developed. However, 33% of residents agreed that a land use program should be developed. Some of the members of the Town Board and Planning Commission were reluctant to develop a Land Use Policy. Therefore, it was emphasized and noted in the plan that the plan was only a guideline or goal. Also, provisions were provided for landowners to change their land use classification to their desire with little or no objection. It was the opinion of some members that all land should be labeled as “transitional” – usage subject to change due to unforeseen circumstances.

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3.2 – Plan & Policy

Below is a listing of current Ordinances for the Town of Cooks Valley. A full copy of all ordinances can be found on the Cooks Valley website (www.bloomer.net/~cv1927), at the Cooks Valley Town Hall or from any current Planning Commission member.

Ordinance #	Description	Ordinance #	Description
1	Road Standards	14	Cooks Valley Building Information Permit
2	Recycling	15	Dogs Running at Large
3	Exemption from Treasurer's Bonds	16	Citation
4	Traffic	17	Manufactured & Mobile Homes
5	Assessment	18	Variance for Ordinances Special Meetings
6	Driveway & Road Approach	19	Non-Metallic Mining Ordinance
7	Minimum Lot Size	20	Land Use Changes to the Comprehensive Map
8	Planning Commission	21	Adoption of Comprehensive Plan
9	Appoint Alternate Members for Board of Review	22	Extended Officer Terms
10	Fire Suppression	23	Fees and Forfeitures
11	Subdivision Control	24	ATV and UTV Ordinance
12	Animal Care & License	25	Landfill
13	Election Officials		

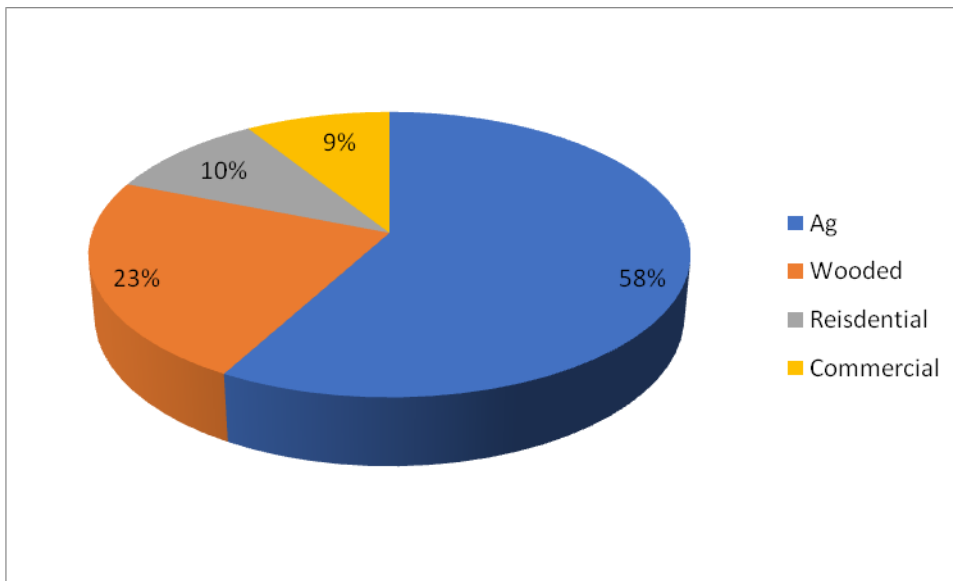
3.3 – Goals

The goal for our Land Use Plan is to provide an orderly, efficient and fair way to implement growth and yet maintain the agriculture atmosphere in which the Town of Cooks Valley has. Therefore, working to minimize conflict between neighbors.

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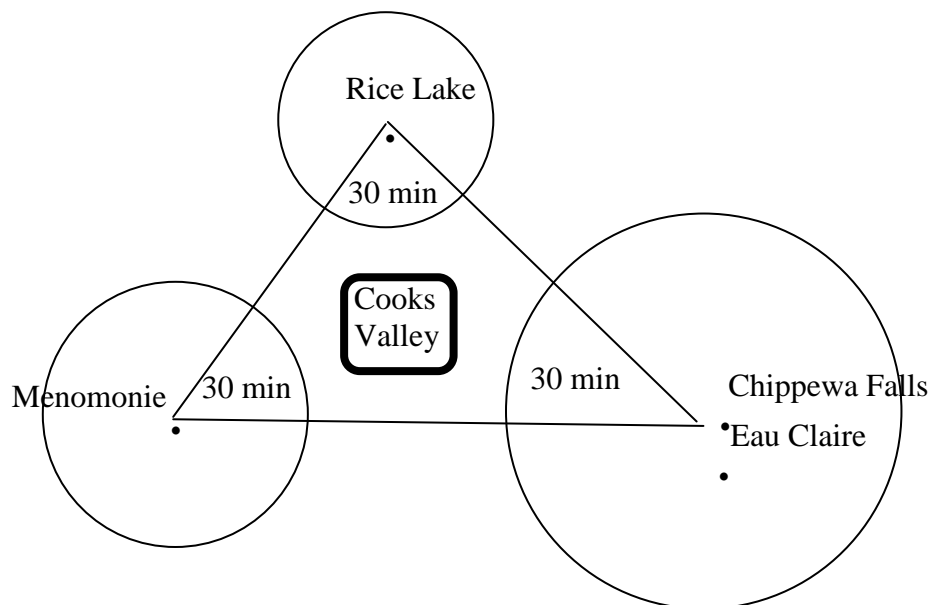
3.4 – Present Time Land Use

Cooks Valley has approximately 22,000 acres of land within its borders. The estimated distribution of land is as follows:



3.5 - Trends - Land Use

The trends in land use for Cooks Valley are quite typical and similar to those of our rural neighboring townships, but with a little delay. The delay of our trends is brought on because of the location and proximity of our township --- nestled in the middle of a triangle. We are located between three cities with large industrial parks (Rice Lake, Eau Claire/Chippewa Falls, and Menomonie). Cooks Valley is located just outside of the ideal commuting time from each of these three cities.



Another factor contributing to the delay of trends in land use is the fact that there are no major highways, rail systems, or rivers within the township. Also, our township was established later than other neighboring townships.

3.6 - Early Stage Trends (1940 - 1980)

When the township of Cooks Valley was established, the primary land use was agricultural. Land owners, mainly diversified farmers, farmed the land with a large amount of labor. To meet the required labor force, families had many children. The trend for larger farm families no longer exists because of modernization of farms. Currently, to meet labor requirements on larger farms, the owner relies on hiring neighbors or Cooks Valley workers.

As time passed, land owners (farmers, in particular) either divided their parcels of land between their sons, or they expanded by purchasing neighboring land for their children to farm and raise a family. Land was cleared to increase tillable farmland. These trends in land use went on for years until an economic agriculture crisis hit landowners in the 1980's, making the agricultural life appear less appealing to the offspring of many farmers.

3.7 - Adolescent Stage Trends (1980 - present)

With lower agriculture and land prices, different land use trends began to develop. A land owner, depending on the family's situation and interest, had many different options for their land. The three main options for the farmer were to:

- 1) Get larger, making it feasible to keep the land use in agriculture,
- 2) Liquidate (selling marginal land to family and friends for residential use and selling productive land to larger operations), or
- 3) Remain small (depending on a niche in a market and outside income to maintain the farm).

Like most rural townships, Cooks Valley has seen increases in population, quality of roads, tax base, township expenses, and property taxes. However, four important functional trends unique to Cooks Valley have evolved and contribute to what our township is today and what it will be in the future. These categories of land use are Agricultural, Commercial, Woodland, and Residential.

3.8 - Agricultural Trends

In Cooks Valley, the main category of land use trends we have, from which the others stem, is Agriculture related. One major concern is the loss of rural identity in our township. This is mainly due to the decrease in the number of smaller farms. The average farm size, on the other hand, is increasing due to economics. Most of the disappearing small farms sell out to neighboring larger operations. Some small farm operations in our township today are subsidized mainly by off-farm income (spouse's income, government programs). Other small farm operations are hobby farms, organic farms, or ones that are diversified or have a niche in the market in order to survive.

Another trend is the increase in the number of larger farms. These farms are in the production of dairy, beef, poultry, and crops. Even with the total number of township farms decreasing, the total number of animals manages to remain somewhat constant. (Ag Static.04”) This number was lower than the state average, due to another developing trend in the township: increase of cropland farming. Land used for livestock production in Cooks Valley is decreasing, while land use for crop production is on the rise. This leads to increases in land prices of high quality agricultural land, and competition for land between large dairy farms, crop farms, and organic farms.

Another agricultural trend in Cooks Valley is that less marginal land is being sold for residential use. This may be due to the present economic conditions or the fact that less marginal land is available in the township to sell. In the last decade irrigation pivots have been installed and approximately 12 pivots are in place.

3.9 - Woodland Trends

As mentioned earlier, Cooks Valley residents appreciate the beautiful scenery of the wooded bluffs. We also have a number of avid outdoorsmen who would like to see more value placed on wooded lands. According to our survey, however, less people in our township believe it is a serious

problem to convert wildlife habitats to residential use than it is to convert productive farmland to such residential use. This reduction in the importance of woodland use for outdoor activities is speculated to be for three main reasons:

- 1) Costs of legal permits and licenses
- 2) Difficulty in obtaining access to private land
- 3) Many other youth activities going on in the community.

Numerous, new conservation programs have become available to wood land owners in the township. This will help offset the woodland acreage being lost to residential use. Recently sand mining has reduced the amount of wood land to commercial.

3.10 - Commercial Trends

History shows that there is very little trend for using township land for commercial use. Residents simply travel 10 miles to neighboring towns for their commercial needs. Our survey shows that only 17% of residents agree to some extent that additional commercial land use is needed to meet the desire of local residents. There is very little increase in commercial land use at the present time. The slight increase that exists is due to lower agricultural prices and hard economic times, forcing residents to earn additional income to maintain their current lifestyle. Recently the sand mining industry was introduced providing another option for additional income along with increasing numbers of small businesses

3.11 - Residential Trends

One important trend noticed in residential land use, and one that would like to be continued, is the tendency to use marginal land for residential purposes. Years ago, it was not uncommon for land owners to divide their property between their children. This allowed the family to live close together, and showed the value of family ties over the productivity of the land. Since 2008 there has been 14 homes built according to our township permit records. In 2009 nearly 60% of residents indicating that homes should not be built on productive land.

Another trend worth noting is that since the 2010 census Cooks Valley township has added, on average, three new residential properties to the tax base every year for the past thirty years. However, the average for the last three years has only been 1.5 new residential properties added per year. This may be due to the decreased supply of marginal land and/or the economy of the housing market. These circumstances are causing new trends to develop: children are renting homes in neighboring towns, purchasing existing homes, or living at home for a longer period of time.

Another tendency noticed in township residents is their resistance to change or fulfill policies. Some don't want to file for permits or follow ordinances --- they want to use their property as they see fit, without taking their neighbors into consideration. This may be due to ignorance, a strong-will, or lack of enforcement of rules. As township residents begin living closer and closer together, we need to be governed by more regulations.

Finally, the most unfortunate trend in our township seems to be the control of power. We have two groups: the native agricultural residents and the non-agricultural residents. In line with this trend is the movement toward an increasing number of lawsuits and threats of lawsuits, an increase in legal and lawyer fees, and hostility between long-time friends and neighbors --- all apparent trends of a township in the adolescent stage.

Town of Cooks Valley – Comprehensive Plan

4.0 - HOUSING (2009 Township Survey)

4.1 Household type by relationship

Households: 673

In family households: 621 (164 male householders, 17 female householders) 163 spouses, 251 children (226 natural, 14 adopted, 11 stepchildren), 3 grandchildren, 2 brothers or sisters, 9 parents, 3 other relatives, 9 non-relatives

In non-family households: 52 (33 male householders (22 living alone)), 7 female householders (7 living alone)), 12 non-relatives

Size of family households: 63 2-persons, 26 3-persons, 50 4-persons, 34 5-persons, 7 6-persons, 1 7 – or-more-persons.

Size of non-family households: 29 1-person, 8 2-persons, 3 3-persons.

171 married couples with children.

10 single-parent households (7 men, 3 women).

96.6% of residents of Cooks Valley speak English at home.

2.4% of residents speak Spanish at home (67% speak English very well, 33% speak English not well)

1.1% of residents speak other Indo-European language at home (71% speak English very well, 29% speak English well).

Foreign born population: 6 (0.9%)

(66.7% of them are naturalized citizens)

Household Income

- Less than \$10,000: 17
- \$10,000 to \$14,999: 8
- \$15,000 to \$19,999: 13 •
- \$20,000 to \$24,999: 14 •
- \$25,000 to \$29,999: 11
- \$30,000 to \$34,999: 16
- \$35,000 to \$39,999: 21 •
- \$40,000 to \$44,999: 17 •
- \$45,000 to \$49,999: 24 •
- \$50,000 to \$59,999: 37
- \$60,000 to \$74,999: 27
- \$75,000 to \$99,999: 8
- \$100,000 to \$124,999: 6 •
- \$125,000 to \$149,999: 1
- \$150,000 to \$199,999: 0
- \$200,000 or more: 1

4.2 - Housing -2007

- The median home value during 2007 in Cooks Valley is \$144,000.
- Home appreciation is -1.93% over the last year.
- The median age of Cooks Valley real estate is 33 years.
- Renters make up 15.23% of the Cooks Valley population
- 83.47% of the homes in Cooks Valley are owned
- 1.69% of the houses and apartments in Cooks Valley are vacant.
- 3.3% of families in Cooks Valley are below the poverty line.
- 5.2% of the population, 5.3% of those under 18, and 14.85% of the population age 65 or older in Cooks Valley are below the poverty line.

Single-family new house construction building permits:

- 1997: 6 buildings
- 1998: 8 buildings
- 1999: 10 buildings
- 2000: 6 buildings
- 2001: 7 buildings
- 2002: 7 buildings
- 2003: 5 buildings
- 2004: 8 buildings
- 2005: 2 buildings
- 2006: 2 buildings
- 2007: 8 buildings, 4 homes, 2 business / home combinations, and two mobile homes
- 2008: 2 homes, 8 building
- 2009: 0 homes, 13 buildings
- 2010: 3 homes, 12 buildings
- 2011: 1 home, 8 buildings, 2 combined
- 2102: 0 homes, 14 buildings, 1 combined
- 2013: 1 home, 5 buildings, 1 combined
- 2014: 0 homes, (1 reconstructed-fire) 10 buildings, 1 combined
- 2015: 1 home, 5 buildings
- 2016: 3 homes, 10 buildings
- 2017: 1 home, 4 buildings, 1 business

These numbers are from township building permit records.

4.3 - Housing Options

The Township of Cooks Valley does not have any particular housing for the elderly. It is something that should be considered for the future. The Township of Cooks Valley has at least one particular housing for the handicapped.

Finding the most appropriate living arrangement is important to maintaining a high quality of life. However, sorting through the many different housing options can be very difficult, as well as time consuming. There are several housing options available in Chippewa County and each option provides different levels of accommodations, care and support.

4.4 - Independent Senior Apartments

This is multi-unit rental housing that is designed for and marketed to older adult tenants restricted by age, usually 55+. Most offer studio and/or one bedroom apartments and some have a recreation room or other common space for social gatherings. There may be a manager available to make referrals, organize events, or assist with independently living. Tenants may individually arrange for supportive services from outside providers, as with any in-home care. No license or special regulation is required for the facility.

4.5 - Federally Subsidized Senior Apartments

Assisted Living Facilities

Residential Care Apartment Complex (RCAC)

An RCAC is a place where individuals have their own apartments, including full bath and kitchen facilities and retain control over their personal space, care decisions and daily routines. This living option also provides supportive services, personal assistance, nursing services and emergency assistance. RCACs are either registered or certified. The Township of Cooks Valley does not have a facility that provides this type of care. It may be found in the surrounding cities.

Community Based Residential Facility (CBRF)

CBRFs are staffed group living arrangements that provide room, board, supervision and other supportive services to 5 or more adult residents. Typically, residents have a private bedroom and bathroom with shared living and dining space with other residents of the facility. CBRFs are intended for people who cannot live independently, but are neither acutely ill nor need extensive amounts of nursing care. All CBRFs must be licensed by the state. These facilities are found in the surrounding communities.

Community Based Residential Facility - Memory Care

Memory Care facilities specialize in caring for persons with various dementias, most commonly Alzheimer's Disease, Parkinson's Disease or Vascular Dementia (dementia caused by strokes). Memory Care units are often part of a larger Assisted Living community. There are some communities that specialize in Memory Care only and do not admit persons whom are not cognitively impaired. The type of care provided in a Memory Care unit is the same type of care provided to the general population of an Assisted Living community, but on a much more intense level. Caregivers are also more familiar with the behaviors associated with memory impairments and interact positively to achieve desired goals. The Township of Cooks Valley does not have a facility that offers this type of care. There are facilities that offer this care in the surrounding villages and cities.

4.6 - Nursing Homes

A nursing home is a health care facility which provides room, board and 24-hour-a-day care for residents who need more than 7 hours a week of nursing or personal care. Residents may be admitted for short term, respite or recuperative stays or for long term care for chronic conditions. Nursing homes are licensed by the state. Most are also certified for Medicare and Medicaid, which provide public funds to cover the cost of care for eligible residents. These facilities are found in the surrounding communities.

4.7 - DHCD-Housing Services –State of Wisconsin

One of the many functions of the Division of Housing & Community Development (DHCD) is to help expand local affordable housing and support services to people without housing. The fifteen federal and state programs managed by DHCD, aid elderly persons, people with disabilities, low and moderate-income residents and the homeless population. DHCD works closely with local governments and nonprofit housing organizations to deliver financial and technical housing assistance and to strengthen the capabilities of housing organization. The Township of Cooks Valley does not have a program that provides affordable housing and support services to people without housing at this time. The City of Bloomer does have affordable housing for people with low income. It would not be practical for our township to provide this because we do not provide transportation services to area communities. There are also low-income housing units in the surrounding communities of Chippewa, Village of Colfax, and the City of Menomonie.

5.0 - UTILITIES AND COMMUNITY FACILITIES ELEMENT

5.1 - Sanitary Sewer Service

The Township of Cooks Valley does not have any established sanitary sewer service at this time. All of our residents have their private septic systems. Future development could change that approach if a large number of homes were to be built in a cluster development.

5.2 - Water Supply

Our township probably has more wells than residences because of the fact that we are basically a farming community. Some of the farms have more than one well. In 2018 there are 8 high capacity wells supporting agriculture and commercial. These wells are monitored by the DNR.

5.3 - Solid Waste Disposal/Recycling

Chippewa County has developed a county wide program for recycling. All of the residents of our township are able to bring their recyclables, demolition material, televisions, (electronics) refrigerators, freezers, air conditioners, steel, aluminum, and household garbage to the recycling area three times a month. There is a nominal charge for the household garbage, various electronics, refrigerators, and demolition material. Any recyclable material may be dropped off without charge. Waste Management picks up the material.

There are a number of people within the township that have chosen not to participate in the recycling program. They have corporate haulers such as Waste Management or Viking Disposal pick up the material at their residence, place of business, or farm. They could be using our facility.

5.4 - Parks

The Township of Cooks Valley does not have a park facility. There are a number of parks and nature areas in the surrounding townships which are used by our residents. There are park facilities in Bloomer, Chippewa Falls, Cornell, Sand Creek, Chetek, and New Auburn and Colfax. The Hoffman Hills Recreation Facility is also located just south of Colfax, Wisconsin on Highway 40.

5.5 - Telecommunication Facilities

The Township of Cooks Valley does not have an ordinance to control or regulate telecommunication facilities. We do not have any telecommunication towers within the township. Perhaps the variation of the topography within the township is not conducive to the placement of towers. There are towers within the surrounding Townships of Howard and Woodmohr. At this time, we do not anticipate an ordinance to regulate telecommunication towers.

5.6 - Power Generating Plants and Transmission Lines

We have a single high voltage transmission line that belongs to Excel energy that runs along the southern border of our township. Our township is served by Excel Energy, Chippewa Valley Electric out of Cornell, and Dunn Electric Cooperative out of Menomonie. New services that might be required because of building or residential development would be provided by one of those providers. New services might also be the responsibility of the developer.

5.7 -Cemeteries

Cooks Valley has four cemeteries within its boundaries. Three are associated with an active congregation (two Lutheran and one Catholic). They maintain their cemeteries without assistance. The fourth is under the care of the Cooks Valley Township. It is expected that this will continue to be the situation for many years.

5.8 - Health and Child Care Facilities

Our township does not have any health or child care facilities. They can be found in the surrounding areas. Bloomer has facilities to provide health care. Bloomer also has a hospital There are care facilities in Bloomer for the elderly. There are also facilities for child care within the city. Colfax also has a care facility for the elderly. There are also excellent health care facilities in Chippewa Falls and in Eau Claire. There are also child care facilities in those cities for those who work there.

5.9 - Schools

Our township is served by two public school districts. They are the Bloomer School District and the Colfax School District. The majority of the township is within the Bloomer School District. There are also private schools within the City of Bloomer that a number of students attend. These include St. Paul's Catholic School (4K – 8) and St. Paul's Lutheran School (5K-8). Additionally, Cooks Valley has a well established home school community.

5.10 - Libraries

We do not have a public library within the township because of the many services that are provided by our local library located in the City of Bloomer and Colfax. Services may also be provided by the Public Library in Chippewa Falls. Chippewa County is a member of the Indianhead Federated Library System (IFLS), a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. The local libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services as well as special needs services. All of the local libraries are governed by municipal boards which meet monthly and are appointed by their municipality.

5.11 - Police Protection

The Chippewa County Sheriff's Department provides public safety services to the Township as part of their protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities. The department is made up of several divisions. They include patrol which provides field services, jail services, investigations/ community services, support services, court security, civil process, and the reserve division.

5.12 - Fire Protection

The Township of Cooks Valley is a partner in the Bloomer Fire Department. The Bloomer Fire department consists of a number of townships. They are: Cooks Valley, City of Bloomer, Town of

Auburn, Town of Bloomer, Town of Cleveland, and the Town of Woodmohr. The department is made up of volunteers. The general operating expense of the department is dispersed based on the evaluation of each of the participants. Individual townships also pay for calls made to their respective localities. Mutual aid from surrounding fire departments is also available when warranted. The fire department volunteers are well trained to handle situations that may arise. If necessary, specialized services are also available to handle emergencies or incidents that are out of the ordinary.

5.13 - Emergency Medical Services

Emergency medical services are provided to our township by the Bloomer Area Ambulance Service. It consists of a number of townships or partial townships that have joined together to provide emergency medical services to the City of Bloomer, a portion of the Village of Auburn, a portion of the Towns of Auburn, Cleveland, Eagle Point, and Tilden. It also includes the entire Townships of Bloomer, Cooks Valley, Sampson, and Woodmohr. The service consists of two ambulance vehicles with associated equipment. It is a volunteer service. We also have approximately 20 first responders that reside in the various townships serviced by the service that respond to the calls that occur. The ambulance service is staffed by EMT's that sign in shifts so they are on call 24 hours a day. During 2008 the Bloomer Community Ambulance Service had one of its busiest years. The two ambulances completed 732 runs with a combined mileage of 19,749. 206 inter-facility transfers were completed. There were 461 responses dealing with 911 calls and 65 stand-by calls. The average age of patients served by the ambulances was 61 years. 2008 was one of the busiest years for the Bloomer Community Ambulance Service.

5.14 - Municipal Buildings

The Township of Cooks Valley has a very small town hall that was a neighborhood school within the township prior to the consolidation into larger school districts. It was totally remodeled in the early 1990's. It has also has a new roof and a new furnace/air conditioning unit that was placed in it within the last two years. Our town garage was built in the late 1940's. It is in good condition to this day. It was built of materials taken from the immediate area. Our recycling area is nearby. We have limited land space for a new town hall at the present site. Originally, the site was much larger than it is today. A past town board sold off at least one half of the land although it was originally donated for the sum of a dollar or less. Some of our leading citizens feel that our town hall is an antique-and that it should be replaced. We would need a new site of approximately five acresto build a new town hall and garage, develop an area for indoor and outdoor activities for adults and children when public gatherings would be held there, pave and fence a recycling area, and establish and pave a parking lot.

5.15 - Telecommunication Services

Local land based lines within the township are provided by Century Link (formerly Centrytel) and the Bloomer Telephone Company. Long distance is provided by a number of carriers. High speed internet is also available. Satellite hookup is available. Many residents rely upon cell phones. Some residents no longer have a land based phone.

6.0 - TRANSPORTATION

6.1 - Basic Objectives

- Assess existing transportation facilities
- Develop a long-term plan for transportation facilities within the community if needed
- Develop goals and objectives to meet current and future transportation needs

6.2 - Local Road Network

Principle Arterials Serve interstate and interregional traffic. They connect urbanized areas with a population of at least 5,000 or more.

Minor Arterials These serve cities, large communities and other major traffic generators providing inter area and intra-regional connections.

Major Collectors Connect moderate sized communities and traffic generators to larger population centers

Minor Collectors Connect traffic from local roads and connect smaller communities. They are locally important traffic generators.

Local Roads Provide access to public and private lands. All roads not classified as arterials or collectors are local roads.

6.3 - Road Pavement

Wisconsin law requires that each township inspects all roads that are eligible for state aid. The Township of Cooks Valley inspects their roads each year. We have a Road Committee made up of four members that survey the township roads each year to determine their problems and assets. Each year the findings as well as the remedies are published in the Road Evaluation Report which is available to the public. The committee attempts each year to put in place a two to five-year road plan. All changes, additions, placement of culverts, etc. are logged in this report.

We have an adequate number of township, county, and state roads in our township that allow for traffic movement. Cooks Valley has 36.17 miles of Township roads. These roads would be considered local roads. We have 16.23 miles of County Trunk Highways (County Highway DD, County Highway C, and County Highway A) and 7.4 miles of State Trunk Highways. County Highway C, County Highway DD and County Highway A connect to Highway 40. State Highway 40 connects to Highway 53 at Bloomer and to Highway 29 and Interstate 94 near Elk Mound.

The Township of Cooks Valley does not anticipate the addition of new streets or avenues unless they are part of a future development. Any road within such a development will need to meet the specifications outlined within the Road Standards Ordinance adopted by the Township of Cooks Valley. It is anticipated that County Highway A, County Highway C, County Highway DD, and State Highway 40 will need to be upgraded in years to come.

The Township of Cooks Valley has tried to maintain and upgrade the roads over the years. We have paved all the roads over the last 33

Years. During the period of 1985 to 1990 the Township of Cooks Valley paved 6.37 miles of roadway. It is the intention of the township that these roads should last for twenty years. These roads should be repaved by 2010. During the time period from 1991 to 1995 the township paved 11.47 miles of road. These roads should be scheduled for repaving during the time period of 2011 to 2015. 10.44 miles of road were paved from 1998 to 2000. They are scheduled to be repaved during the years 2016 to 2020. During the years from 2001 to 2005 5.01 miles of roadway were paved. They will be up for renewal during the years 2021 to 2026. 2.73 miles of roadway were paved from 2006 through 2008. They will be up for renewal during the years 2026 through 2028. Approximately 10.5 miles were paved between

2009 to 2014 they will be up for renewal during the years 2029 through 2034 and about another 8 miles between 2015 to 2019, they will be up for renewal during years 2035 through 2030.

The Township of Cooks Valley realizes that this time frame may not be realistic. The cost of road improvement has increased drastically over the years. This is due to the increased cost of materials and labor. It is also due to the increased traffic and use of the roads. It should be noted that the current cost of upgrading a mile of road (2008) is approximately \$110,000. This includes pulverizing, culverts, gravel prior to paving, paving, and shouldering. This does not include the cost of reconstruction, if necessary. It should also be noted that this cost involves a finished blacktop mat of 2.25 inches when compacted. It may be that in the future we will need to construct roads that are able to handle heavier, more frequent loads than they currently do. We may need to incorporate more base material prior to redoing the bituminous mat. This will increase the cost per mile by a substantial factor. We anticipate an expenditure of at least 3.7 million dollars over the next twenty years just to maintain our roads without significant improvements. This amount would increase substantially if we are required to upgrade the amount of base or bituminous mat that we currently apply when redoing a road.

The land features within the township exhibit a great degree of variation. Sometimes a road designed to last twenty years does not hold up due to the traffic patterns or weather patterns. In some cases a road will last for more than twenty years. It is important that maintenance such as crack sealing and flex patching be done in a timely fashion. Drainage is also very important.

It should be noted that at least 60 percent of our current budget goes for the maintenance of our highways within the township. It is the primary expenditure at this time and will continue to be a primary expenditure in the future.

The modes of transportation within our township will not be changing to any great degree in the future. Our policy is to maintain the roads that we have. We will upgrade them as it becomes necessary to carry increased traffic loads. We do not expect to provide bicycle trails or other types of trails as the amount of traffic on our township roads does not warrant that expenditure. We do not have any plans to provide pathways for persons with electric personal assistive mobility devices. We have not provided walking or hiking trails at this point. We have hiking trails, bicycle trails and other trails throughout the county that serve our residents. We do have established snowmobile trails that cross our township during the winter months. They are under the management and care of local snowmobile clubs. There are also ATV, UTV trails in the Township of Cooks Valley that can be used in the summer.

We are fortunate to have three county highways within our township that provide access to state and federal highways. All of our township roads funnel into these highways which form the basis for the major collectors, minor arterials and principle arterials that pass-through Chippewa County.

Cooks Valley does not have a railroad that passes through it. It does, however, have rail facilities that pass through the City of Bloomer to our East and also through Colfax to our South West. The rail service from Chippewa Falls to Barron, Wisconsin will be upgraded in the near future to serve those communities. The communities served are Bloomer, New Auburn, Chetek, Cameron and Barron.

We do not have an airport within the township. We are served by the Chippewa Valley Regional Airport and the Barron County Regional Airport. There is also an airport at Menomonie for smaller aircraft. A small private airport also exists at Bloomer and Chetek, Wisconsin. The regional airport at Eau Claire has undergone a series of upgrades over the last decade to make it a better facility for the flying public. The major airport for the entire region is the Minneapolis/St. Paul International Airport

7.0 Agricultural, Natural and Cultural Resources

7.1 Agricultural Resources & Survey Results

The Community Opinion Survey that was conducted in 2007 shows that 66% of residents feel that converting farmland to non-farm uses is a moderate to critical problem. Additionally, 80% of residents see an issue with there being fewer family farms in the Town. Although the majority of residents (54%) do see large scale livestock operations as a moderate to critical problem for the future. This supports the fact that almost 60% of residents see the loss of rural character in the Town as an issue moving forward. Also, 75% of residents see the need to protect agriculture from conflicting land uses. An example of this is that 55% of residents are not in favor of allowing cluster housing on lots of less than 1 acre. Overall, 83% of residents believe that land use planning needs to consider the impacts of development on farming & agriculture. Finally, the majority of residents (65%) are in the belief that development of viable farm land should be discouraged but not prohibited and that ways to preserve farmland while allowing farmers to realize a return on their land investment. One positive note is that almost 60% of residents feel that conflicts between farm and non-farm neighbors are a minor to non-issue.

7.2 Natural Resources & Survey Results

The Town of Cooks Valley offers its residents unparalleled natural beauty and scenery. The many wooded bluffs and rolling hills provide a beautiful backdrop to the numerous corn and hay fields. There are no major rivers in the town but several creeks and natural habitats. It is the preservation of the cleanliness of waterways that just over 60% of residents feel needs to be kept at the forefront of planning and land use. Furthermore, almost 70% of residents responded that groundwater contamination is a concern. Ultimately, 73% of residents see some level of problem with conflicts between sand & gravel operations and residences. 65% of residents do not want to see the loss of open space, wildlife habitat and scenic areas due to development. An overwhelming majority (94%) of residents agree that local land use planning should consider the impacts of development on lakes, rivers and streams.

7.3 Summary & Basic Objectives

Overall, the residents of Cooks Valley want to see the rural character of the Town preserved. This includes a rich agricultural history as well as spectacular natural beauty. The residents believe that local land use planning needs to be cognizant of the impacts of development to natural resources both on the surface as well as in the ground.

****Please refer to Appendix B for Town maps and additional land information**

8.0 Economic Development

8.1 Economic Development & Survey Results

The Town of Cooks Valley is situated just west of US Route 53 and has State Route 40 running through it (east/west). There are no rail lines in the town or other significant transportation corridors. That said, the primary source of Economic Development is looked at to be from light industry and agricultural based businesses. Just over 50% of residents feel that light industry should be permitted in the Town. However, a higher majority (72%) believe that if light industry is permitted, it should be allowed only in designated industrial areas. This would require that it be located away from land uses that it could conflict with. Also, it is the feeling of residents that commercial development only be

permitted where there is municipal sewer & water services available (63%). Currently there are the following business types in the town:

- Agriculture
- Trucking
- Dining
- Excavating
- Machine & Fabrication
- Nursery
- Construction
- Agriculture Support
- Custom Agriculture Work
- Non Metallic Mine

****Please refer to Appendix A for Town Survey Results**

8.2 Labor Force (2000 census)

The Town of Cooks Valley is home to a diverse labor force. The majority of residents commute less than 39 minutes to work. The largest single group (71) commutes 10 to 14 minutes. Additional information is below:

Travel time to work

- Less than 5 minutes: 17
- 5 to 9 minutes: 24
- 10 to 14 minutes: 71
- 15 to 19 minutes: 43
- 20 to 24 minutes: 33
- 25 to 29 minutes: 33
- 30 to 34 minutes: 38
- 35 to 39 minutes: 7
- 40 to 44 minutes: 18
- 45 to 59 minutes: 15
- 60 to 89 minutes: 2
- 90 or more minutes: 2

Town of Cooks Valley – Comprehensive Plan

Education attainment for females 25 years and older:

- No schooling: 3
- Nursery to 4th grade: 0
- 5th and 6th grade: 2
- 7th and 8th grade: 9
- 9th grade: 3
- 10th grade: 0
- 11th grade: 0
- 12th grade, no diploma: 3 •
- High school graduate (or equivalency): 73
- Less than 1 year of college: 23
- Some college more than 1 year, no degree: 21
- Associate degree: 25
- Bachelor's degree: 13
- Master's degree: 13
- Professional school degree: 0
- Doctorate degree: 0

Education attainment for males 25 years and older:

- No schooling: 2
- Nursery to 4th grade: 0
- 5th and 6th grade: 0
- 7th and 8th grade: 16
- 9th grade: 0
- 10th grade: 2
- 11th grade: 4
- 12th grade, no diploma: 2 •
- High school graduate (or equivalency): 123
- Less than 1 year of college: 19
- Some college more than 1 year, no degree: 16
- Associate degree: 6
- Bachelor's degree: 17
- Master's degree: 3
- Professional school degree: 3
- Doctorate degree: 0

Occupational Breakdown

1. Managerial/Professional –27.03%
2. Retired – 20.27%
3. Farmer – 17.57%
4. Equipment Operator – 13.51%
5. Factory Worker – 12.16%
6. Clerical/Sales – 4.05
7. Full-time Homemaker – 2.70%
8. Unemployed – 1.35%
9. NR – 1.35%

9.0 Intergovernmental Cooperation

9.1 - Telecommunication Facilities

The Township of Cooks Valley does not have an ordinance to control or regulate telecommunication facilities. We do not have any telecommunication towers within the township. Perhaps the variation of the topography within the township is not conducive to the placement of towers. There are towers within the surrounding Townships of Howard, Bloomer and Woodmohr. At this time we do not anticipate an ordinance to regulate telecommunication towers.

9.2 - Police Protection

The Chippewa County Sheriff's Department provides public safety services to the Township as part of their protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities. The department is made up of several divisions. They include patrol which provides field services, jail services, investigations/ community services, support services, court security, civil process, and the reserve division.

9.3 - Fire Protection

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9.4 - Emergency Medical Services

Emergency medical services are provided to our township by the Bloomer Area Ambulance Service. It consists of a number of townships or partial townships that have joined together to provide emergency medical services to the City of Bloomer, a portion of the Village of Auburn, a portion of the Towns of Auburn, Cleveland, Eagle Point, and Tilden. It also includes the entire Townships of Bloomer, Cooks Valley, Sampson, and Woodmohr. The service consists of two ambulance vehicles with associated equipment. It is a volunteer service. We also have approximately 20 first responders that reside in the various townships serviced by the service that respond to the calls that occur. The ambulance service is staffed by EMT's that sign in shifts so they are on call 24 hours a day. During 2008 the Bloomer Community Ambulance Service had one of its busiest years. The two ambulances completed 732 runs with a combined mileage of 19,749. 206 inter-facility transfers were completed. There were 461 responses dealing with 911 calls and 65 stand-by calls. The average age of patients served by the ambulances was 61 years. 2008 was one of the busiest years for the Bloomer Community Ambulance Service.

9.5 - Telecommunication Services

Local land based lines within the township are provided by the Colfax Telephone Company and the Bloomer Telephone Company. Long distance is provided by a number of carriers. High speed internet is also available. Satellite hookup is available. Many residents rely upon cell phones. Some residents no longer have a land based phone.

9.6 – Recycling

Chippewa County has developed a county wide program for recycling to meet the requirements of the Chippewa County Recycling Program. All of the residents of our township are able to bring their recyclables, demolition material, televisions, (electronics) refrigerators, freezers, air conditioners, steel, aluminum, and household garbage to the recycling area three times a month. There is a nominal charge for the household garbage, various electronics, refrigerators, and demolition material. Any recyclable material may be dropped off without charge. Waste Management picks up the material.

There are a number of people within the township that have chosen not to participate in the recycling program. They have corporate haulers such as Waste Management pick up the material at their residence, place of business, or farm. They could be using our facility. Anything not accepted by the Township of Cooks Valley can be brought to Chippewa County Clean Sweep Program.

10.0 Implementation

10.1 Background

The Cooks Valley Comprehensive Plan looks at the short and long-term growth of the Town. The main areas of focus are:

- Preserving the rural character of the town
- Managed residential & commercial growth
- Promoting agriculture through support of the Right to Farm Act
- Approved resolution .006-2016 that supports AEA

In order to better implement the Comprehensive Plan, town residents will be informed by internet and regular meetings. In order to establish a regular review of the Comprehensive Plan, the Planning Commission may hold an annual review meeting after the Town Board has held the Open Book and Annual Board of Review. At this meeting, the Planning Commission will review all building, land use, variance and commercial activities in the town since the last Comprehensive Plan review. Additionally, public input will be taken and any needed updates to the Comprehensive Plan will be made.

10.2 Long Term Goals and Objectives

The goals of the Town of Cooks Valley represent a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The Commission created the following goals based on the information gathered from the survey:

Goal 1: Preserving the rural character of the town

A.Objectives

1. Retain minimum lot size for housing.
2. No active efforts to invite large scale commercial interests

Goal 2: Managed residential & commercial growth

A.Objectives

1. A land use map is in place that identifies those areas of the town that are intended for commercial use and residential use
2. Minimum lot size for residential building

Goal 3: Promoting agriculture through support of the Right to Farm Act

A.Objectives

1. Attempt to hold town meetings at times to accommodate farmers
2. Farm land generally has a lower tax burden than residential
3. No ordinances in place that detract from the rights and privileges in the Right to Farm Act

Goal 4: Supporting resolution .006 in 2016 which supports AEA

APPENDIX A – Survey Results of 2007

Town of Cooks Valley Community Opinion Survey

Red items represent the percentages of replies that chose that response.

Please CIRCLE your response to the following statements using the numbers that match your response.

1=Not a Problem 2=Minor Problem 3=Moderate Problem 4=Serious Problem 5=Critical Problem

1. Converting farmland to non-farm uses.

1-12.84 2 -16.22 3 -32.43 4-21.62 5 -16.22 N.R.-0.68

2. Fewer family farms

1 2 3 4 5

8.11 12.84 23.65 6.08 10.14

3. Conflict between farmers (indoors, dust, noise, etc.) and non-farm neighbors (traffic, complaints, etc.).

1 2 3 4 5

29.05 30.41 23.65 6.08 10.14 N.R.0.68

4. Increased traffic on roads.

1 2 3 4 5

22.97 26.35 31.76 14.19 4.73

5. Loss of rural character in the Town of Cooks Valley

1 2 3 4 5

16.22 24.32 25.68 16.89 16.89

6. Scattered residential development.

1 2 3 4 5

16.89 24.32 28.38 16.22 11.49 N.R.2.70

7. Pollution of rivers and streams.

1 2 3 4 5

14.86 22.30 28.38 17.67 14.86 N.R.2.03

8. Contamination of groundwater.

1 2 3 4 5

10.81 20.95 25.00 22.87 20.27

9. Large-scale livestock operations.

1 2 3 4 5

22.97 22.30 25.68 16.22 12.16 N.R.0.68

10. Longer school bus rides.

1 2 3 4 5

29.73 32.43 20.27 9.46 4.73 N.R.3.38

11. Increased cost of local government services.

1 2 3 4 5

8.78 23.65 33.78 20.27 11.49 N.R.2.03

12. Conflict between sand and gravel operations (dust, blasting, crushing, etc.) and residences

(building on valuable sand and gravel deposits, complaints, etc.).

1 2 3 4 5

27.03 30.41 22.30 10.81 4.73 N.R. 4.73

13. Loss of open space, wildlife, habitat, and scenic areas due to development.

1 2 3 4 5

10.81 26.35 23.65 19.59 19.59

Please CIRCLE your response to the following statements using the numbers that match your response.

1=Strongly 2=Agree 3=Not Sure 4=Disagree 5=Strongly 6=No Response

Agree Disagree

14. Generally speaking the Town of Cooks Valley is a good place to live. 1 2 3 4

5 6

43.92 54.06 0.68 0.0 0.0 1.35

15. Agriculture needs to be protected from conflicting land uses.

1 2 3 4 5 6

33.78 40.54 16.22 6.08 2.70 0.68

16. Additional commercial businesses are needed in Cooks Valley to meet the needs of local residents. 1 2 3 4 5 6

2.70 14.86 26.35 31.76 22.97 0.68

17. The Town of Cooks Valley should undergo a community-involved land use planning process. 1 2 3 4 5 6

18.92 33.78 31.76 6.76 6.08 2.70

18. Light industry should be permitted in Cooks Valley. (Light industry means manufacturing that

produces minimal air, water, or noise pollution.)

1 2 3 4 5 6

9.46 41.22 16.89 13.51 11.57 1.35

19. If light industry is permitted in Cooks Valley, it should be allowed only in a designated industrial area, located away from land uses that industry would conflict with.

1 2 3 4 5 6

24.32 48.65 13.51 5.41 5.41 2.70

20. Each new subdivision should be required to provide recreation facilities or open space for its residents. 1 2 3 4 5 6

16.22 28.38 15.54 22.97 11.49 5.41

21. Chippewa County should develop a subdivision control ordinance, with standards for development and a site plan review process.

1 2 3 4 5 6

16.22 31.08 17.57 14.19 16.89 4.05

22. Town of Cooks Valley should develop a subdivision control ordinance, with standards for development and a site plan review process.

1 2 3 4 5 6

26.35 45.95 12.16 6.76 8.11 0.68

23. In agricultural areas, clustered housing should be permitted on lots less than 1 acre, as long as the subdivision's overall density of housing development combined with open space is at least

1 acre per house.

1 2 3 4 5 6

11.49 18.24 13.51 19.59 36.49 0.68

24. The County should rewrite its zoning ordinance so it meets the needs of all Towns in the county. 1 2 3 4 5 6

8.11 27.70 34.46 10.14 15.54 4.05

25. I would be willing to pay higher property taxes to compensate people for decreased property value due to land use regulations.

1 2 3 4 5 6.

0.68 10.81 19.59 25.00 39.19 4.73

2

26. Community land use planning and regulation must be carefully balanced with private rights. 1 2 3 4 5 6

27.03 62.84 3.38 2.03 2.03 2.70

27. Local land use planning should consider the impacts of development on lakes, rivers and streams. 1 2 3 4 5 6

37.16 56.76 4.05 1.35 0.00 0.68

28. Local land use planning should consider the impacts of development on farming in the community.

1 2 3 4 5 6

33.11 50.00 8.78 3.38 2.7 2.03

29. Maintaining the rural character of the Town of Cooks Valley is important to me.

1 2 3 4 5 6

44.59 42.57 8.11 1.35 2.03 1.35

30. Additional recreational facilities are needed for the Town of Cooks Valley residents.

1 2 3 4 5 6

3.38 12.16 26.35 35.14 20.27 2.70

If you circled 1 or 2 please If you circled 3,4, or 5 answer

32. below. please skip to 33.

32. If you think additional recreation facilities are needed, what kind of facilities should be developed?

1) Baseball/Softball Diamonds -7 4) General Play Field -3

2) Basketball Courts -3 5) Volleyball Courts -0

3) Children's Play Equipment -7 6) Other -5

33. Commercial development should be allowed wherever a septic system can be installed. 1 2 3 4 5 6

2.03 8.11 12.84 36.49 35.14 5.41

34. Agriculture in Cooks Valley should be based on small to moderate-sized family operated farms.

1 2 3 4 5 6

14.86 37.58 20.27 20.27 4.05 2.70

35. I would rather see trees and fields than other houses when I look out my window.

1 2 3 4 5 6

44.59 33.78 12.16 6.08 0.68 2.70

36. Industrial development should only be allowed where municipal sewer and water services are available. 1 2 3 4 5 6

22.97 40.54 16.22 12.16 5.41 2.70

37. Landowners should be compensated by the government any time land use regulations decrease the value of their property.

1 2 3 4 5 6

20.27 35.81 19.59 12.16 9.46 2.70

38. Rural homesites or other development should not be allowed on productive farmland. 1 2 3 4 5 6

12.16 26.35 21.62 27.70 10.14 2.03

3

Please CIRCLE your response to the following statements using the numbers that match your response.

1=Strongly 2=Agree 3=Not Sure 4=Disagree 5=Strongly 6=No Response

Agree Disagree

39. Your neighbor should have the absolute right to do whatever he/she wants with his/her property.

1 2 3 4 5 6

9.46 20.27 21.62 31.08 16.89 0.68

40. Development of viable, productive farmland to non-farm uses should be prohibited.

1 2 3 4 5 6

4.73 29.73 25.00 25.00 12.84 2.70

41. Development of viable, productive farmland to non-farm uses should be discouraged.

1 2 3 4 5 6

11.49 52.7 14.86 15.54 5.41 0.0

42. We should find a way to preserve farmland while providing farmers a return on their investment in land.

1 2 3 4 5 6

14.86 52.7 18.24 9.46 3.38 1.35

43. Taxpayers should be compensated by a landowner anytime land use regulations increase the value of that landowner's property. 1 2 3 4 5 6

5.41 20.27 38.51 20.27 11.49 4.05

44. Several research projects have concluded that low-density rural housing developments increase

the costs of services such as school busing, police and fire protection and road maintenance without recovering those costs through increased tax base. I would be willing to pay higher property taxes in order to allow continued rural residential development. 1 2 3 4 5 6

1.36 14.19 22.3 31.76 29.05 1.35

45. I support practical and cost-effective land use regulations that will address the problems caused by development and particular uses of land before they occur.

1 2 3 4 5 6

13.51 58.78 16.89 6.08 2.7 2.03

46. Chippewa County should protect environmental feature such as groundwater, wetlands, steep sloped and wildlife habitats from the impacts of development.

1 2 3 4 5 6

28.38 46.62 13.51 5.41 3.38 2.7

47. The road system in the Town of Cooks Valley is satisfactory.

1 2 3 4 5 6

14.19 74.32 6.08 2.7 0.68 1.35

Please CIRCLE the number that matches your response to the following.

48. If you think the road system is not satisfactory, what are its problem?

1) Surface Conditions 8.78 4) Inadequate Signs 2.03

2) Need More Roads 0.0 5) Roads are Too Narrow 8.11

3) Snow Removal 2.70 6) Other 2.70 N.R. 68.72

49. Currently, under County zoning residentially zoned areas have a minimum lot size of 20,000

square feet (slightly less than one-half acre). The minimum lot size in residentially zoned areas should be:

1) Two Acres 19.59 5) Ten Acres 5.41

2) Three Acres 4.73 6) Twenty Acres 3.38

3) Four Acres 3.38 7) Thirty-five Acres 4.05

4) Five Acres 41.89 8) No Response 14.19 40 ACRES+ 0.68

50. Currently, under County zoning agriculturally zoned areas have a minimum lot size of one acre.

The minimum lot size in agriculturally zoned areas should be:

1) One Acre 14.19 6) Ten Acres 8.11

2) Two Acres 10.14 7) Twenty Acres 3.38

3) Three Acres 4.73 8) Thirty-five Acres or More 10.14

4) Four Acres 0.68 9) No Response 12.16

5) Five Acres 33.18

51. How long have you lived in the Town of Cooks Valley?

1) Less than one year 0.68 5) Eleven to fifteen years 12.16

2) One or two years 4.05 6) Sixteen to twenty years 3.38

3) Three to five years 9.46 7) Over twenty years 53.38

4) Six to ten years 6.76 8) No response 8.78 Owned property 50+ yrs. 0.68 52. Where do you work?

1) Town of Cooks Valley 16.22 6) Dunn County 6.08

2) Chippewa Falls 7.43 7) Barron County 4.05

3) Eau Claire 9.46 8) Not employed 9.46

4) Elsewhere in Chippewa County 22.30 9) Other (please specify) 18.92

5) Elsewhere in Eau Claire County 0.68 10) No Response 5.41

53. What is your occupation? (Select one that fits best)

- 1) Equipment operator **13.51** 6) Clerical/sales **4.05**
2) Factory worker **12.16** 7) Full-time homemaker **2.70**
3) Farmer **17.57** 8) Retired **20.27**
4) Managerial/professional **27.03** 9) Unemployed **1.35**
N.R. 1.35

54. What is your gender?

- 1) Female **31.08** 2) Male **52.70** **NEITHER 16.22**

55. How many people in each of the following age groups are currently living in your household?

(Fill in number)

- 7.13** Under 5 years old **27.27** 45 to 64 years old
22.46 5 to 18 years old **5.65** 65 to 74 years old
8.6 19 to 24 years old **3.19** 75 years old and older
25.80 25 to 44 years old

Thank you very much for responding to the survey! Your input lets us know how you feel about important issues facing the Town of Cooks Valley. We will present the results of the survey in an upcoming public meeting.

APPENDIX B – Town Maps

Map 1 – Town of Cooks Valley (from 2006 Plat Book)

Map 2 – Town of Cooks Valley (from 2017 Plat Book)

Map3– Cooks Valley Township, Chippewa Cty, WI – USGS Topographic Map

Map 4 – Cooks Valley Township, Chippewa Cty, WI – 1992 WI Land Cover Dataset – Level 2

Map 5 - Cooks Valley Township, Chippewa Cty, WI – 2004 National Agriculture Imagery Program (NAIP) Imagery

Map 6 - Cooks Valley Township, Chippewa Cty, WI – 2008 National Agriculture Imagery Program (NAIP) Imagery

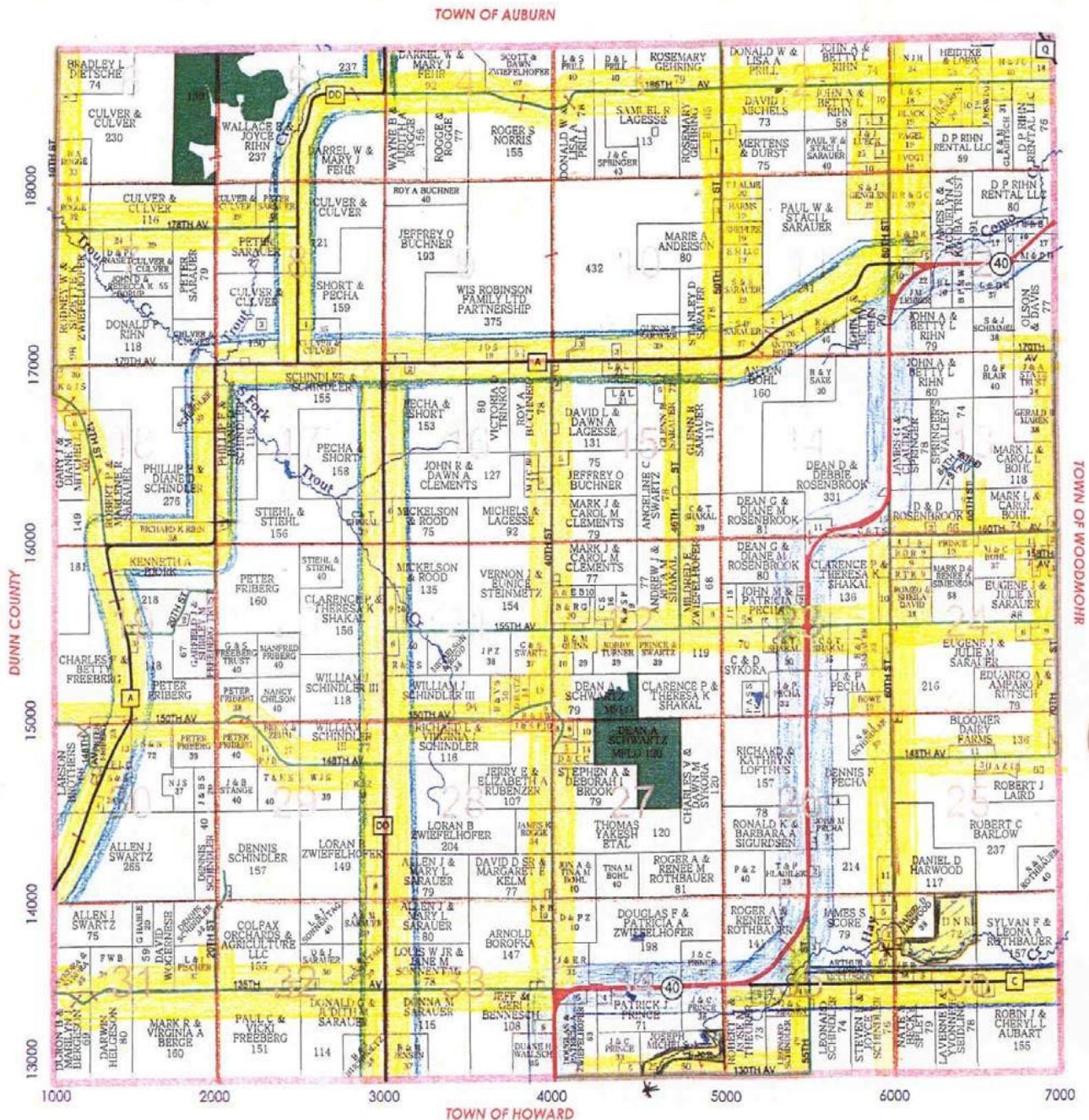
Map 7 - Cooks Valley Township, Chippewa Cty, WI – Slope generated from 30-meter Digital Elevation Model

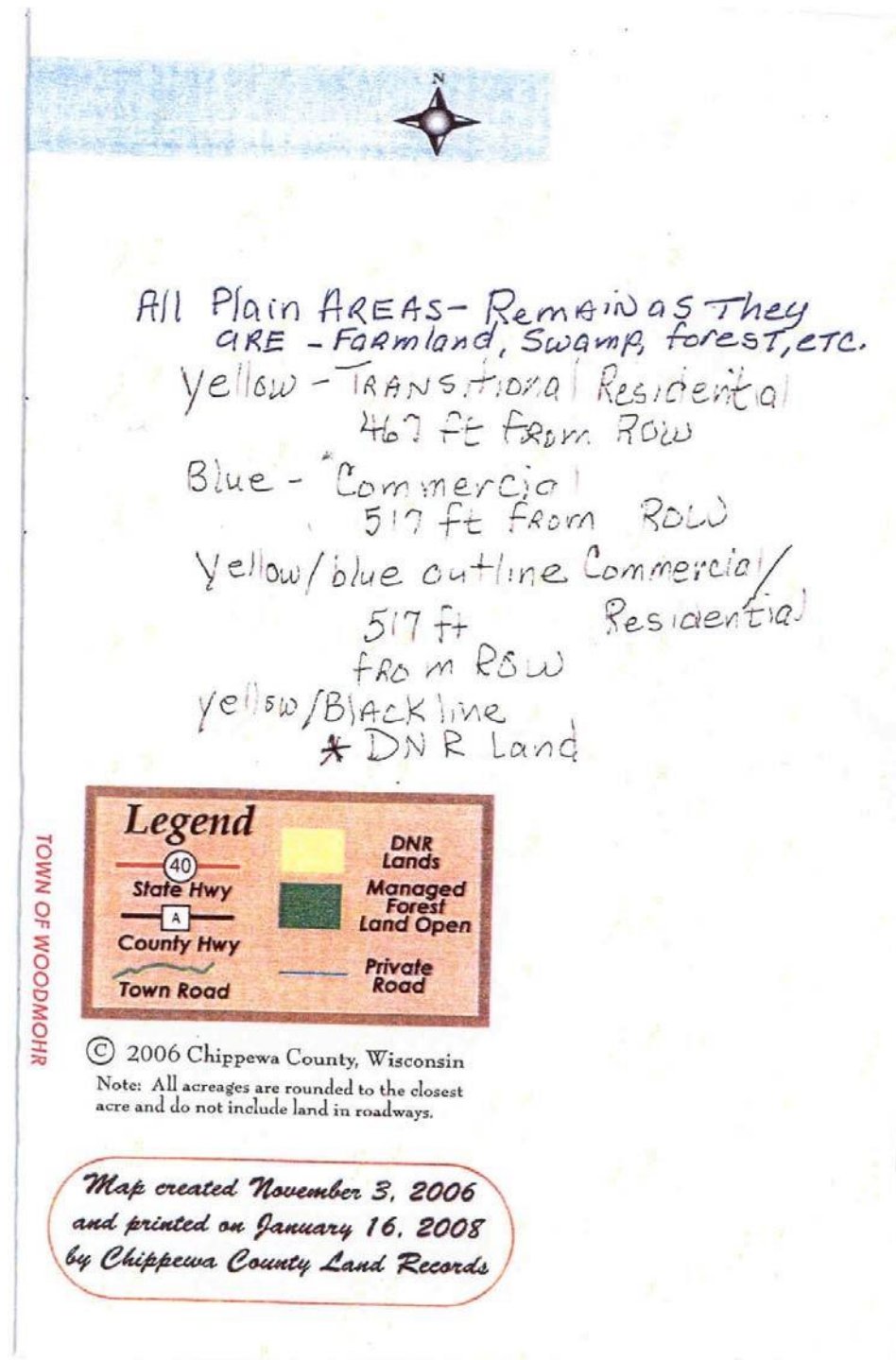
Map 8 – Non Metallic Mines

Map 9 – Atv - Utv , Snowmobile Trail maps

MAP 1

TOWN OF COOKS VALLEY (FROM 2006 PLAT BOOK)





Errors or omissions on the map

- 1.) Did not shade the North side of 155th Avenue from 60th to 70th Street in Section 24 yellow for residential growth.

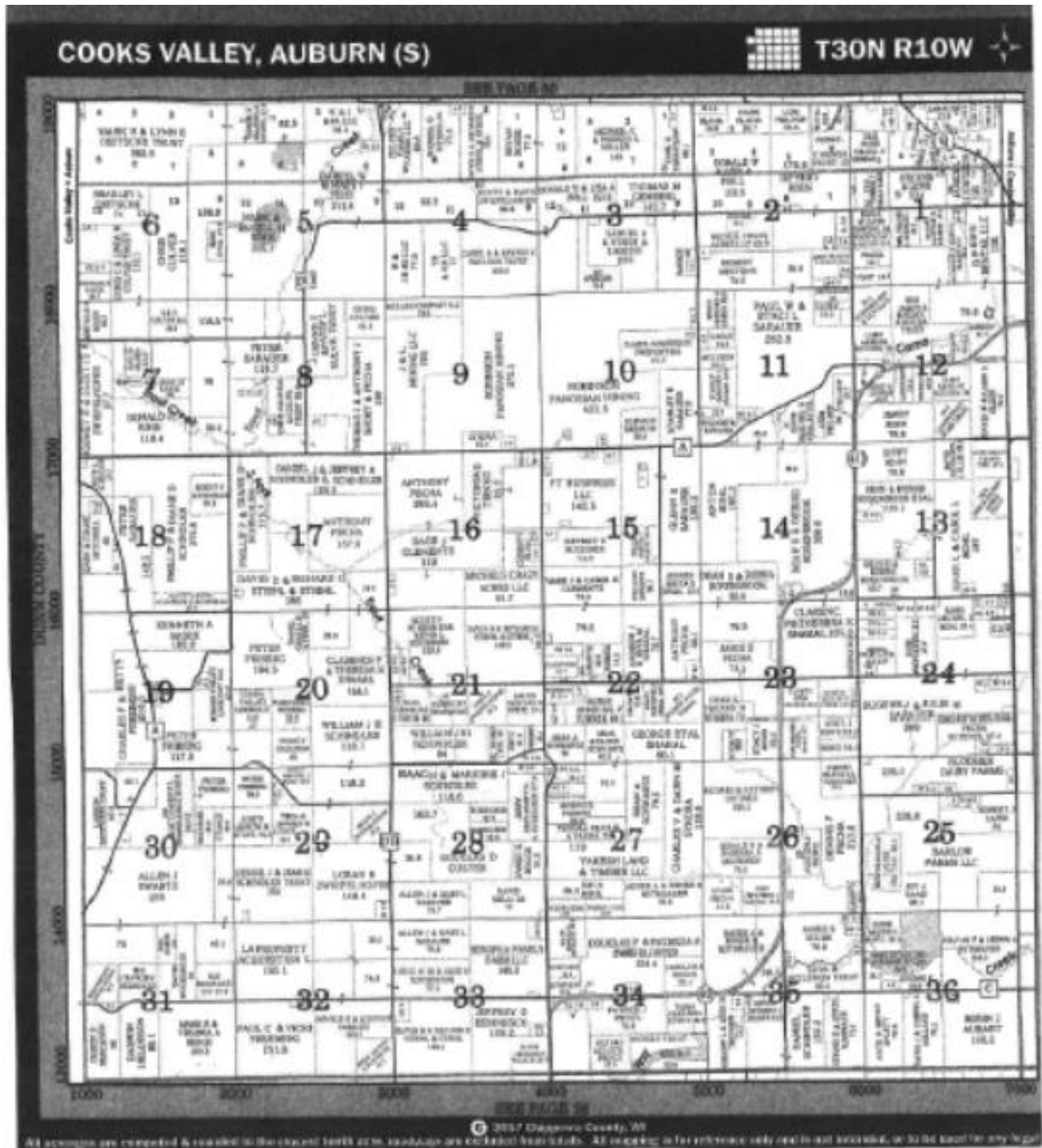
Town of Cooks Valley – Comprehensive Plan

- 2.) Forgot to shade 170th Avenue yellow for residential growth. This is between County Highway A and 10th Street. It lies on the Section line between Section 7 and 18.
- 3.) Forgot to shade 20th Street yellow for residential growth. This is also known as Lookout Lane. It is in Section 19.
- 4.) Did not shade in the area on either side of 50th Street that is north of 186th Avenue. A small section of that road is within the Township of Cooks Valley.
- 5.) All unmarked or un-shaded areas would remain as they currently are. That would include farmland, swamp forest, etc... This does not mean that their use cannot be changed. If the use were to be changed the landowner would be required to present their case to the plan commission and town board.

Town of Cooks Valley – Comprehensive Plan

MAP 2

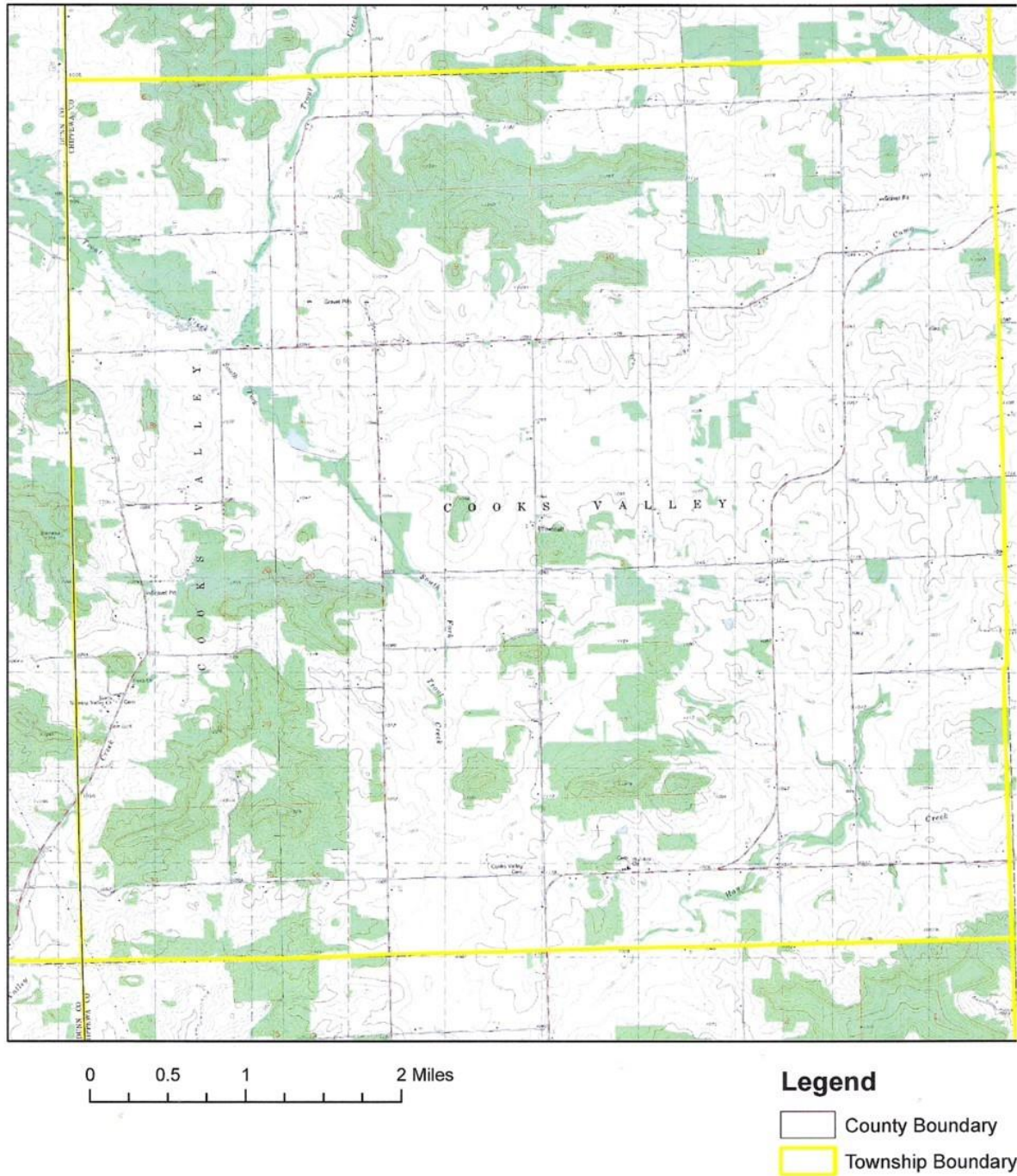
Town of Cooks Valley 2017 Plat Book Map



MAP 3

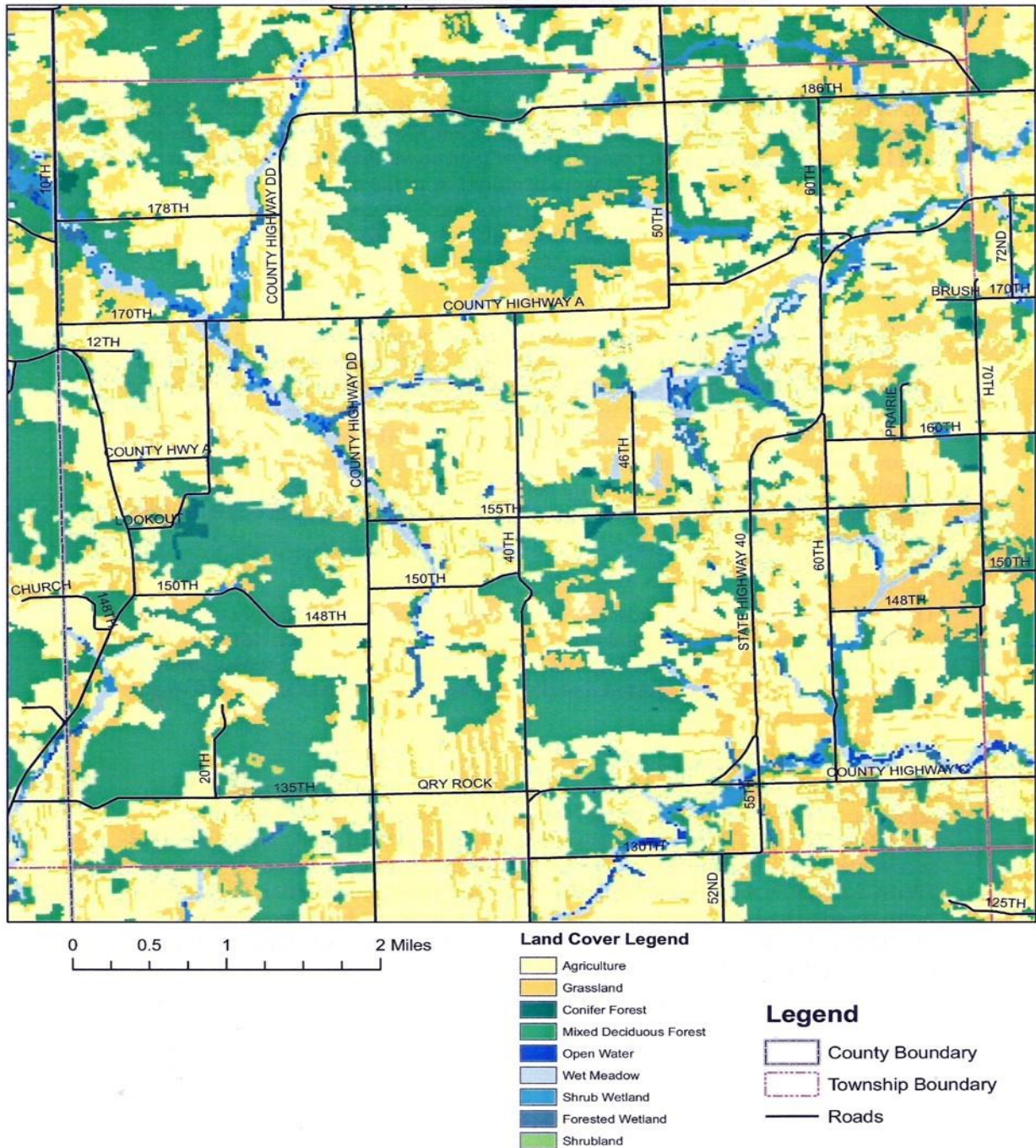
Cooks Valley Township, Chippewa County, Wisconsin

USGS Topographic Map



MAP 4

Cooks Valley Township, Chippewa County, Wisconsin 1992 Wisconsin Land Cover Dataset -Level 2



MAP 5

Cooks Valley Township, Chippewa County, Wisconsin

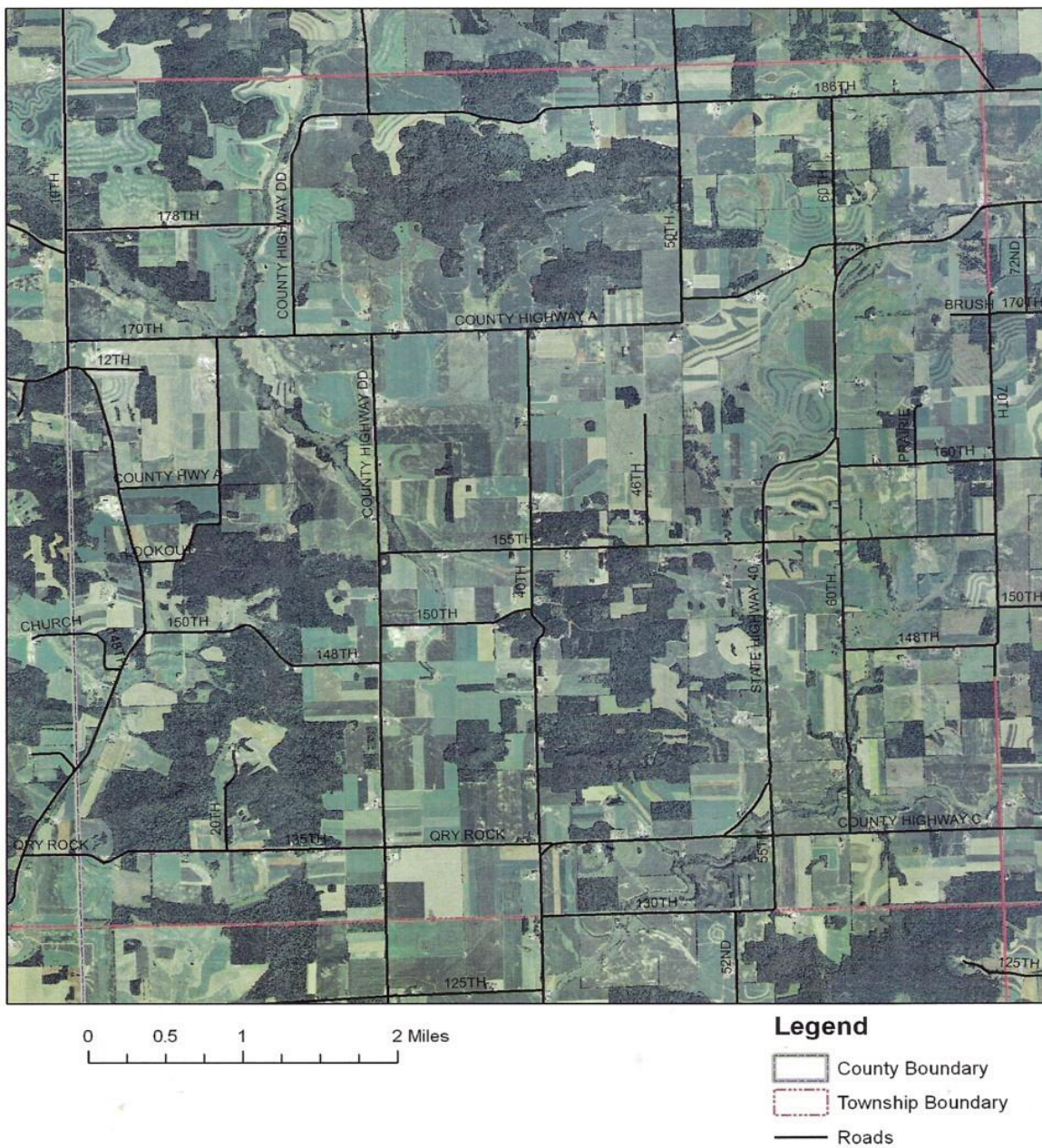
2004 National Agriculture Imagery Program (NAIP) Imagery



MAP 6

Cooks Valley Township, Chippewa County, Wisconsin

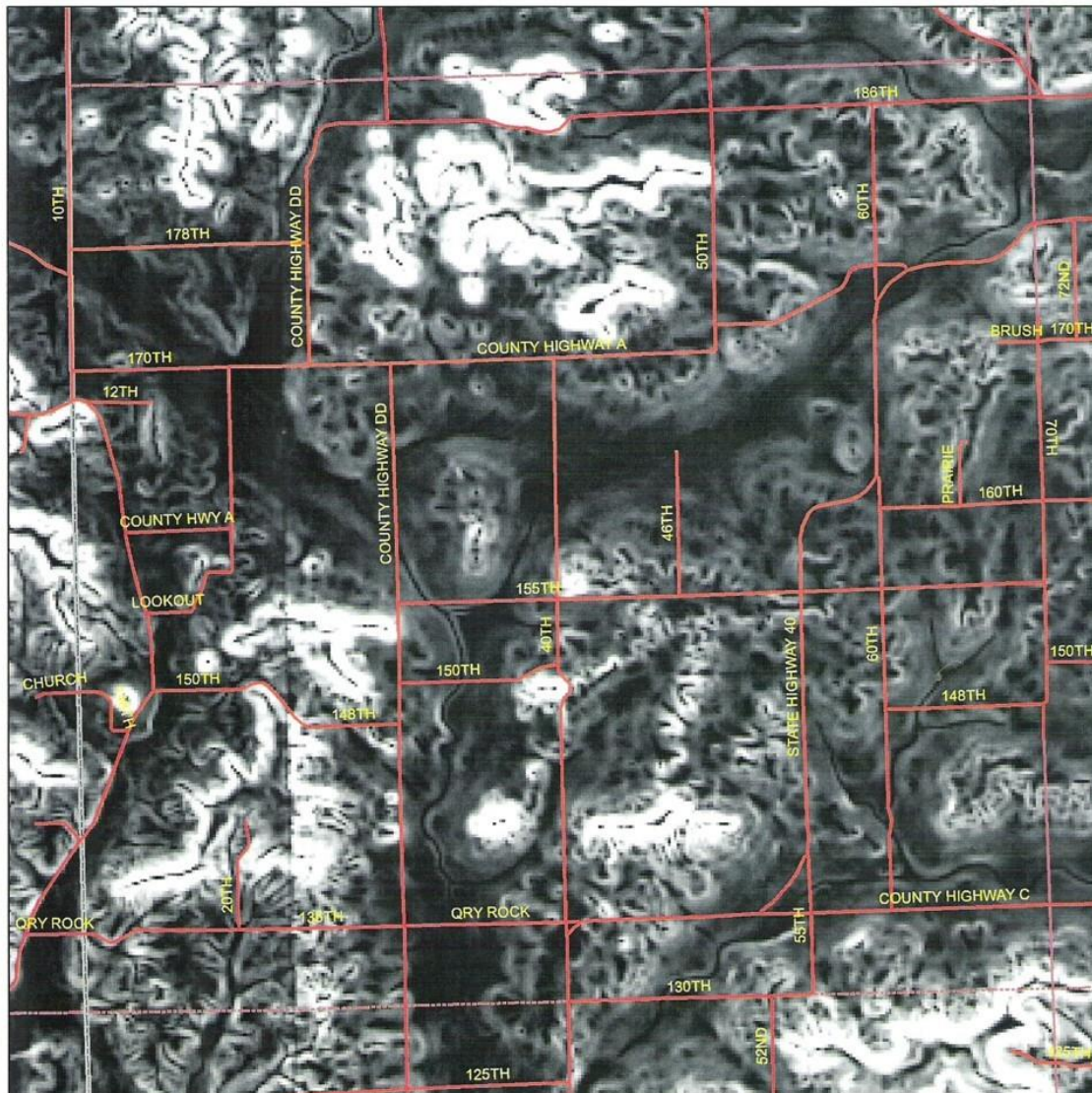
2008 National Agriculture Imagery Program (NAIP) Imagery



MAP 7

Cooks Valley Township, Chippewa County, Wisconsin

Slope generated from 30-meter Digital Elevation Model



0 0.35 0.7 1.4 Miles

Degree of Slope

Value

High : 56.0107

Low : 0

Legend

- County Boundary
- Township Boundary
- Roads

MAP 8 Non Metallic Mines



MAP 9 ATV & UTV Off-Road Trails



All township roads are open except mining roads

____ **ATV & UTV Trails**

____ Snowmobile Trail